1. **OPENING SESSION**

Ms. Alexander called the meeting to order at 6:36 p.m.

a. Present: Farhan Bhatti, Tony Cox, Katie Alexander, Marta Cerna & Gary Manns
b. Absent: John Ruge & Josh Hovey
c. Staff: Bill Rieske & Susan Stachowiak

Ms. Cerna made a motion, seconded by Ms. Alexander to grant excused absences for John Ruge & Josh Hovey. On a voice vote, the motion carried (5-0).

2. **APPROVAL OF AGENDA**

Ms. Alexander approved the agenda by unanimous consent.

3. **COMMUNICATIONS**

4. **PUBLIC HEARINGS** – None

5. **COMMENTS FROM THE AUDIENCE**

6. **RECESS** – Not taken

7. **BUSINESS**

   A. **Consent Items**

      (1) **Minutes for approval:** April 2, 2019

      Without objection, the April 2, 2019 minutes were approved.

   B. **Old Business**

      (1) **Zoning of recently annexed properties, 11097 Jolly Hwy. & 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Road**

      Ms. Stachowiak stated that in November, 2018, 8 contiguous parcels of land located at the northwest corner of S. Waverly Road & Jolly Highway were annexed into the City of Lansing from Delta Township. There is a single family residential dwelling on the property at 11907 Jolly Highway. The other 7
parcels, all of which have frontage on S. Waverly Road, are being used for various commercial purposes. Ms. Stachowiak said that upon annexation, properties are given an interim zoning designation that most closely resembles the zoning that the properties had prior to annexation. The Planning Board is then given 180 days to recommend an appropriate zoning designation to the City Council with consideration given to the existing land uses and the land use patterns being advanced in the City’s Master Plan.

Ms. Stachowiak said that the interim zoning designation for the single family residential property at 11907 Jolly Highway is “A” Residential which is appropriate and should be made permanent. She said that the other 7 parcels have an interim zoning classification of “F” Commercial. Ms. Stachowiak said that while the Planning Board can recommend whatever zoning designations it deems appropriate for the subject properties, staff is offering the “E-2” Local Shopping district and the “F” Commercial district as those which that merit consideration for the 7 commercial properties. Ms. Stachowiak said that the Zoning Ordinance describes the intent of these 2 zoning designations as:

“E-2” Local Shopping District: “The intent of the E-2 Local Shopping District is to provide convenience retail stores.”

“F” Commercial District: “The intent of the F and F-1 Commercial Districts is to allow general retail commercial uses.”

Ms. Stachowiak said that the Master Plan designates the Jolly/Waverly intersection for “Neighborhood Mixed-Use Center” land use. The Plan describes the purpose of this designation as: “To encourage the location of convenience retail and services within walking distance of neighborhoods”.

Ms. Alexander asked if the existing uses of the subject properties would be permitted under the “E-2” Local Shopping district zoning.

Ms. Stachowiak said that they are all uses permitted by right in both the “F” Commercial and the “E-2” Local Shopping district and thus, no nonconformities would be created by either zoning designation.

Ms. Alexander asked why the owners of these properties wanted to be annexed into the City.

Ms. Stachowiak said that staff was approached by a developer prior to the annexation election about a medical marijuana grow facility on the subject properties. The City informed those making the inquiry that this would require industrial zoning which is not something that staff would be able to support given the existing zoning and land use patterns in the area and yet, the owners decided to still pursue the annexation. Ms. Stachowiak said that she assumes that the original intent was to combine the residential parcel with the 7 commercial properties to create a site large enough for a medical marijuana
grow facility. She said that, according to the communication received from Mr. DeVoogd, no medical marijuana facilities are currently being considered for the property. She said that he is requesting “G-2” Wholesale zoning so that at least his property can be used for wholesale/warehousing/storage uses.

Ms. Cerna asked about the differences, in terms of permitted uses, between the “F” Commercial and “E-2” Local Shopping district.

Ms. Stachowiak said that the “E-2” zoning district permits “convenience” retail stores which are the type of stores that draw their customer base from a relatively small geographic area surrounding the business. These includes uses such as gas stations, convenience stores, pharmacies and car washes. The “F” Commercial district, by contrast, permits uses such as vehicles sales, theaters, medical marijuana dispensaries, motels/hotels and “comparison” retail stores that draw their customer base from a much larger geographic area.

Dr. Bhatti made a motion, seconded by Ms. Cerna to recommend “A” Residential zoning for the property at 11097 Jolly Highway and “E-2” Local Shopping district zoning for the properties at 4820, 4848, 4880, 4902, 5030, 5050 & 5058 S. Waverly Road On a voice vote, the motion carried (5-0).

(2) 2020-2025 Capital Improvements Program

Mr. Rieske described the documents that are included in the packet and stated that this review of the CIP by the Planning Board is mandated by the Michigan Municipal Planning Act and is directly tied to the Act 33 reviews that the Board considers on a regular basis. He mentioned several items contained in the CIP that that the Board recently acted upon.

Angela Bennett, City of Lansing Finance Director reviewed the specific items contained in the CIP. These include improvements to City facilities including parks, community centers, the Lansing Center, the baseball stadium, utility systems and the various City owned parking lots and ramps. It also includes technology, equipment and vehicle replacements/upgrades. Ms. Bennett also reviewed the funding sources (City’s general fund, utility funds, parks millage, grants, road funds from the state, federal government and the Eaton County road millage, etc.) for each of the items contained in the CIP.

Ms. Alexander asked about the City’s plans for city hall.

Ms. Bennett stated that the City is exploring all options where city hall is concerned. These include selling the existing building and moving to a new location, possibly even on a temporary basis until a permanent location can be settled upon. Ms. Bennett said that the costs of maintaining the existing city hall continue to increase because of its age and design.
Mr. Cox made a motion, seconded by Dr. Bhatti to recommend approval of the 2020-2025 Capital Improvements Program, as presented. On a voice vote (5-0), the motion carried unanimously.

C. New Business – None

8. REPORT FROM PLANNING MANAGER - None

9. COMMENTS FROM THE CHAIRPERSON - None

10. COMMENTS FROM BOARD MEMBERS

   Ms. Cerna stated that her term on the Planning Board will expire prior to the next meeting.

   Ms. Stachowiak stated that all Board members, regardless of when their terms expire, continue to serve until they resign or are replaced.

   Dr. Bhatti stated that he will not be at the June 4, 2019 meeting as it is a religious holiday.

11. PENDING ITEMS: FUTURE ACTION REQUIRED

12. ADJOURNMENT – The meeting was adjourned at 7:13 p.m.